

PLANNING COMMISSION

ACTION MINUTES

TUESDAY, MARCH 21, 2000

Chair Parsons called the meeting to order at 7:11 p.m. at Twin Pines Senior and Community Center.

PRESENT, COMMISSIONERS: Peirona, Purcell, Mathewson, Phillips, Parsons

ABSENT, COMMISSIONER: Wiecha (arrived at 7:14 p.m.)

PRESENT, STAFF: Principal Planner de Melo, City Attorney Savaree, Recording Secretary Wong

AGENDA STUDY SESSION: Principal Planner de Melo announced that: 1) agenda item 6A, 2101 Coronet Blvd., would be continued to April 18 since the grading plan had not been submitted, and 2) agenda items 6C, 6D, and 6E, 2594, 2596, and 2598 Coronet Blvd., would be continued to April 4.

AGENDA AMENDMENTS: None.

COMMUNITY FORUM (Public Comments): None.

Commissioner Wiecha arrived at 7:14 p.m.

CONSENT CALENDAR

Action Minutes of February 12, 2000

MOTION: By Commissioner Mathewson, seconded by Commissioner Purcell to approve the minutes. The motion passed with Commissioner Wiecha abstaining.

Action Minutes of February 15, 2000

MOTION: By Commissioner Mathewson, seconded by Commissioner Purcell to approve the minutes. The motion passed with Commissioner Phillips abstaining.

Public Hearing - 2027 Mezes Av.; To consider single-family design review to construct an additional story to an existing split-level home. The addition would consist of approximately 684 sq. ft. to construct a master bedroom and an office. The existing structure is 2,444 sq. ft. (0.404 FAR) with three bedrooms, two bathrooms, a family room, dining room and kitchen. The floor area also includes a 162 sq. ft. covered porch and a 570 sq. ft. garage. The proposed 684 sq. ft. addition would bring the floor area to 3,128 sq. ft. for a 0.517 FAR. The maximum permitted FAR is 0.521 or 3,148 sq. ft. (Appl. No. 00-1011); APN: 044-062-270; Zoned: R1-B; CEQA Status: Exempt; Peter Baltay (Applicant); Jan and Peggy Hughes (Owners)

Commissioner Mathewson announced that he lived with in 300' of the subject property, stepped down from the dais, and sat in the audience. Principal Planner de Melo presented the staff report recommending approval with conditions. Chair Parsons asked if the applicant would like to speak.

Peter Baltay, project architect, stated that he was representing a long term Belmont family whose young children were growing and would like to add more space to their house. He described the proposed project. Mr. Baltay requested approval of his application.

Chair Parsons opened the public hearing.

Emily Scheinman, 2034 Mezes Av., spoke in favor of the renovation.

MOTION: By Commissioner Peirona, seconded by Commissioner Purcell to close the public hearing. The motion passed.

MOTION: By Commissioner Peirona, seconded by Commissioner Wiecha to approve Resolution No. 2000-16 approving design review for a single-family residence at 2027 Mezes Avenue:

AYES: Peirona, Purcell, Wiecha, Phillips, Parsons

RECUSED: Mathewson

Chair Parsons announced that the Commission's decision could be appealed to the City Council within 10 days.

Commissioner Mathewson returned to the dais.

Continued Public Hearing - 2101 Coronet Blvd.; To consider a side and rear yard setback variance and design review to allow 4'2" on the south side where 6' is required and 6' rear setback where 15' is required to allow an approximate 1,285 sq. ft. ground and second floor addition to an existing home (Appl. No. 99-1132);

APN: 044-041-140; Zoning: R-1B; CEQA Status: Exempt; Oreste Cavallini (Applicant); Katherine Anderson (Owner)

Chair Parsons announced that this item would be continued to April 18, 2000 since the requested grading plan had not been submitted. Chair Parsons opened the public hearing. No one came forward to speak.

MOTION: By Commissioner Peirona, seconded by Commissioner Purcell to continue the public hearing to April 18, 2000. The motion passed.

Public Hearing - 2594, 2596, and 2598 Coronet Blvd.; To consider a setback variance for three (3) single-family homes to allow setbacks of 14' where a 45' setback is required from the middle of a private easement (Appl. No. 99-1087);

APN: 044-260-170, -210, -220; Zoned: R-1B; CEQA Status: Exempt; Fred Voskoboynikov (Applicant/Owner)

Public Hearing - 2594 Coronet Blvd.; To consider design review for a new 3,000 sq. ft. home (Appl. No. 99-1088); APN: 044-260-170; Zoned: R-1B; CEQA Status: Exempt; Fred Voskoboynikov (Applicant/Owner)

Public Hearing - 2596 Coronet Blvd.; To consider design review for a new 2,460 sq. ft. home (Appl. No. 99-1089); APN: 044-260-210; Zoned: R-1B; CEQA Status: Exempt; Fred Voskoboynikov (Applicant/Owner)

Chair Parsons announced that these items would be continued to April 4, 2000 and opened the public hearing. No one came forward to speak.

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MOTION: By Commissioner Peirona, seconded by Commissioner Purcell to continue the public hearing to April 4, 2000. The motion passed.

Continued Public Hearing - To consider an amendment to Ordinance No. 360, Section 8, the parking ordinance, to require the upgrade of one-car residential garage to two-car garages when one or more bedrooms is being added (Appl. No. 00-1014)

CEQA Status: Exempt; City of Belmont (Applicant)

Chair Parsons announced that he would like to continue this item to each Commission meeting for public input until the Council and Planning Commission

could discuss this at their joint meeting on May 16. Chair Parsons opened the public hearing.

Greg Lent, 915 North Rd., stated that an architect drew plans to add approximately a thousand sq. ft. to his existing two-bedroom 1,000 sq. ft. house. He was planning to expand the second bedroom, add a master bath, closet, and den for use as an office. He said that a planner reviewed his plans and informed him that there was an opportunity for the den to become a bedroom. Mr. Lent asked if the ordinance was in effect requiring a second car garage if a bedroom was added.

Chair Parsons announced that the ordinance required a second car garage be built if a bedroom was added and if a variance was not required to comply with this provision.

Principal Planner de Melo stated that he was familiar with this application and the plans proposed an office, closet, and a future bathroom. He said that staff had sent a letter of incompleteness for this project. Principal Planner de Melo stated that staff had given the option to the applicant to continue with the application in light of the proposed ordinance being discussed at the joint Council/Planning Commission meeting in a couple of months. He said that the applicant's architect had received a copy of the letter of incompleteness and should send a letter back to the City stating his intentions on how to proceed with the project. Principal Planner de Melo stated that the Robin Whipple project proposed two

additional bedrooms and was discussed at the Council meeting last week. He mentioned that staff wanted him to be aware of what would be happening in the next two months.

In response to Mr. Lent, Commissioner Peirona replied that the Council and Planning Commission agendas were on the City's web site.

Owen Niemann hoped to build a house on Talbyrn. He said that he had not gotten a consistent answer as to whether a deck built over a dirt area would be counted as floor area. Mr. Niemann said that he started to design his house five years ago before there was a residential design review process.

Chair Parsons suggested that Mr. Niemann bring his plans in for review and to discuss with Principal Planner de Melo as to what would be counted as floor area.

MOTION: By Commissioner Phillips, seconded by Commissioner Peirona to continue the public hearing to April 4, 2000. The motion passed.

The Commission's comments included: provide applicants with clear direction when they want to add bedroom(s) to homes with a one car garage; there were design elements in neighborhoods with single car garages that would be dramatically changed if a double car garage was required; the purpose of this ordinance was to make sure that off-street parking was accommodated and not having homes that were too large for the lack of accommodating a number of vehicles that would eventually be assigned to that home; asked if the goal was to get cars off the street or to build garages; in the Robin Whipple application, there would have been one car in the garage and two to three cars off the cul-de-sac; each car parked on the street would take away from the neighbor's parking; would like to see an option in-lieu of a two car garage if there was extenuating circumstances or an opportunity to provide parking in a driveway; suggested a penalty on the floor area ratio with a reduction the equivalent of one car which would equate to a bedroom in most cases; have to consider that "parking aprons" were known as driveways; suggested shortening the 72 hour time period to 48 hours that a car could be parked in the street without being moved one-tenth of a mile; saw this as more of a philosophical and civil liberties kind of a problem; pretty much aware that people were using their garages for storage; asked if houses were being built for people or for cars; the ordinance would force people to have a certain quantity of garages and not forcing them to use their garages at the present time.

MOTION: By Commissioner Phillips, seconded by Commissioner Peirona to reopen the public hearing. The motion passed.

Edwin Morey, 2331 Buena Vista, stated that many residents on this block in a two to three block area parked two wheels on the curb and two wheels out on the street so only one car could travel at a time in either direction. He said that Commissioner Peirona thought that each case should be treated individually. He mentioned that his son had submitted an application and had a long driveway to accommodate two cars.

Commissioner Peirona stated that in most cases the public right-of-way was 40' wide.

Elaine Farmer, 1510 Winding Way, stated that a couple of her neighbors had business licenses for home

occupations and were required to provide parking spaces, however, customers did not come to their houses.

Charlie Montgomery, 1840 Robin Whipple, thought he was moving to a sleepy town and found himself causing this discussion. Thought that the ordinance should be aimed at parking on the street and not necessarily the garages because building garages would not force people to use them. He said that in his case by putting a two car garage on the first floor, he would lose two bedrooms and the living room. Mr. Montgomery stated that he could probably use the very small room as a bedroom on the first floor but would be forced to use the garage for storage since it would take up that much space and wasn't sure about doing the remodel if he was moving the current bedrooms to the second floor. He said that another comment made at the Council meeting was to make laws for the whole community and it made sense to him to force garage space into a house on a street where there was no parking available.

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David Fahrney, 2625 Ponce, said he was planning to enlarge his house. He stated that it appeared that there wasn't a balanced ratio of parking to floor space. Mr. Fahrney said he would be willing to build a six car garage, however, it would take away the bedrooms. Would like to remove the perception about people's private parking spaces when they're clearly in the public right-of-way.

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Additional Commission comments included: concern was that some people would convert the garage into a room; the density of homes being built especially in some of the older neighborhoods and the size of the streets were not proportionate to the needs of what was reality now where you have multi-car households; and concerned with fire truck access on some of the roads with cars parked.

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Principal Planner de Melo stated that the Commission was to look at potential modifications to this ordinance and the goal of the joint meeting was to hear concerns and craft an ordinance with the Council and provide clear direction. Commissioner Phillips asked if in-lieu options could be drafted that could be discussed at the joint meeting. Principal Planner de Melo listed some of the potential topics to be discussed at the joint meeting.

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MOTION: By Commissioner Peirona, seconded by Commissioner Phillips to continue the public hearing to April 4, 2000. The motion passed.

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Continued Public Hearing - To consider public, Commission, and staff comments on the operation of the Single-Family Design Review Ordinance, and direction for any amendments to be considered at a future public hearing (Appl. No. 00-1015); CEQA Status: Exempt; City of Belmont (Applicant)

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Chair Parsons announced that this item would be opened for any public comments and continued to April 4, 2000.

Commissioner Peirona thought that this item had been addressed with the last one. Chair Parsons opened the public hearing. No one came forward to speak.

MOTION: By Commissioner Peirona, seconded by Commissioner Wiecha to continue the public hearing to April 4, 2000. The motion passed.

Chair Parsons suggested a finding included in the design review such as the parking impact on the neighbors.

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REPORTS, STUDIES, UPDATES, AND COMMENTS

Selection of two Commissioners to serve on the Panel to review the Request for Proposals for Village Center Block 4

Commissioners Peirona and Parsons volunteered to serve.

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MOTION: By Commissioner Mathewson, seconded by Commissioner Purcell to select Commissioners Peirona and Parsons to serve on the Panel to review the Request for Proposals for Village Center Block 4. The motion passed.

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Discussion of Summer Agendas/Vacation Schedule for Commissioners

Chair Parsons stated he would be gone during the month of August, Commissioner Wiecha during the first week in May, Commissioner Phillips during the first week in July, Commissioner Peirona during Easter Week, and Commissioner Purcell might miss some meetings in September or October.

The Commission and Principal Planner de Melo discussed that the first Tuesday in July fell on July 4. The Commission asked for options to be discussed at the next meeting.

The meeting adjourned at 8:16 p.m. to meet for a regular meeting on April 4, 2000.

Carlos de Melo

Acting Planning Commission Secretary